



MEMORANDUM

AGENDA ITEM #III.G.1

DATE: SEPTEMBER 12, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY ADOPTED COMPREHENSIVE PLAN AMENDMENT #11-D1

Community Profile

With a 2010 population of 2,496,435, Miami-Dade County is the most populous county in Florida. The County's population increased by 10 percent during the last decade but experienced a small decline of almost 5,000 between 2008 and 2009, according to estimates by the Bureau of Economic and Business Research (BEBR). The most recent BEBR projections show the County's population increasing by approximately 18,800 new residents per year through 2020, reaching a little under 2.7 million in that year. The percentage of the population that is of working age or younger is larger in Miami-Dade County than the state average.

The structure of the County's economy is heavily service and trade oriented, with approximately 57 percent of total employment in these sectors. The County has established itself as a wholesaling and financial center and major tourist destination. Miami-Dade County ranks ninth in export sales among all metropolitan areas in the country. Almost a quarter of the state's total employment in transportation is located in the county. The Port of Miami is the largest cruise ship port in the world and one of the largest container ports in the southeast. The urbanized portion of the county lies between two national parks, Everglades and Biscayne National Parks. The close relationship of tourism to the preservation of Miami-Dade County's unique native plants and wildlife has been recognized as an economic as well as an environmental issue. In order to manage growth, the County's Comprehensive Development Master Plan (CDMP) establishes an Urban Development Boundary (UDB), which distinguishes the area where urban development may occur from areas where it should not occur. The general location of the County is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Florida Statutes). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Staff Analysis

Miami-Dade County adopted amendment #11-D1 contains one (1) map and one (1) related text amendment to the Comprehensive Development Master Plan (CDMP) to facilitate the redesignation of a 38.6 gross-acre site within the existing boundaries of the Dolphin Center North Development of Regional Impact (DRI).

The map amendment changes the land use designation of a 38.6 gross-acre site from “Office/Residential” to “Business and Office” on the Adopted 2015-2025 Land Use Plan Map (see Attachment 2). The adopted amendment removes 100,000 square feet of approved office space and allows the site to be redeveloped as a water park tourist attraction, to generate revenue.

The text amendment adds a proffered Declaration of Restrictions to the Land Use Element table titled “Restrictions Accepted by the Board of County Commissions in Association with the Land Use Plan Map Amendment.” The proffered covenant regulates the level of retail activity by limiting potential uses to those allowed under the previous CDMP designation of “Office/Residential” while allowing a water park with related uses. In addition, the Applicant, through the modified Development Order for the Dolphin Center North DRI, will coordinate with economic development organizations to encourage participation by small and/or minority businesses during the construction phase. The Applicant set the aspirational goal of hiring 25% of its workforce (for construction and initial permanent jobs) from within Miami-Dade Commission District 1.

Miami-Dade County retains jurisdiction over land use, development and permitting matters related to the DRI through the Miami Gardens Charter and an Interlocal Agreement between the County and City.

The proposed amendment was found to be generally consistent with the *SRPP* at the April 4, 2011 Council meeting.

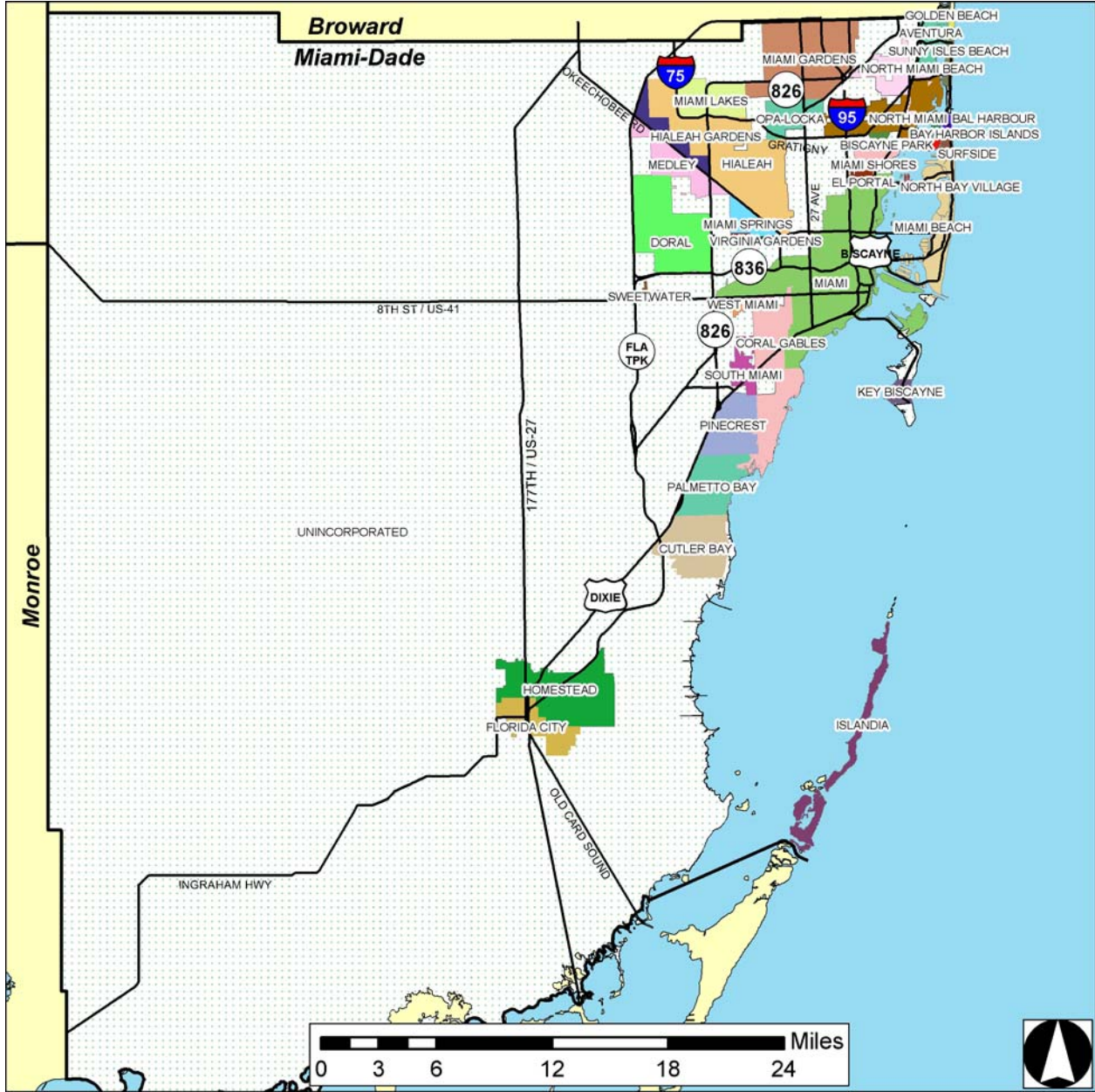
Staff analysis confirms the amendments are generally consistent with the *SRPP*.

The Miami-Dade County Board of County Commissioners approved (11-0) the adopted amendment package at its July 21, 2011 meeting.

Recommendation of Consistency with the *Strategic Regional Policy Plan (SRPP)*

Find Miami-Dade County adopted amendment package #11-D1 generally consistent with the *SRPP*. Approve this staff report for transmittal to the County, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Miami-Dade County
Adopted Amendment #11-D1

Sources: SFWMD, Miami-Dade County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Amendment Site Location Map

Miami-Dade County
Adopted Amendment #11-D1

Sources: Miami-Dade County proposed amendment package #11-D1.
Note: For planning purposes only. All distances are approximate.